



10 Shirley Close,
Holme Hall, S40 4RJ

OFFERS IN EXCESS OF

£150,000

W
WILKINS VARDY

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EXTENDED SEMI DETACHED HOUSE WITH NEARBY PARKING

This delightful three bedroomed semi detached house has been extended to the rear to provide 892 sq.ft. of well ordered and neutrally presented accommodation, together with an enclosed rear garden and access to a nearby parking area, making this an ideal family home.

The property occupies a cul-de-sac position in this popular residential area, conveniently situated for the local amenities on Wardgate Way and for access to Holmebrook Valley Park.

- Semi Detached House
- Good Sized Living Room
- Conservatory
- Family Bathroom
- EPC Rating: D
- Cul-de-Sac Position
- Dining Kitchen
- Three Bedrooms
- Gardens to Front and Rear
- Communal Car Park

General

Gas central heating (Baxi Combi Boiler)
uPVC double glazed windows and doors
Serviced Burglar Alarm - Ade Accenta +
Gross internal floor area - 82.9 sq.m./892 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

Entrance Porch

Having a tiled floor and a built-in cupboard housing the gas and electric meters.
A door gives access to the ...

Entrance Hall

Having vinyl flooring and a built-in under stair storage area. A staircase rises to the First Floor accommodation.

Living Room

13'8 x 10'5 (4.17m x 3.18m)
A good sized front facing living room with a wall mounted electric fire.

Dining Kitchen

16'8 x 9'6 & 7'10 x 4'11 (5.08m x 2.90m & 2.39m x 1.50m)
Spanning the full width of the property, being part tiled and fitted with a range of white shaker wall, drawer and base units with complementary wood effect work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer and under counter fridge and freezer.
Vinyl flooring.
A sliding patio door opens to give access into the ...

Conservatory

Having a tiled floor and a sliding patio door opening onto the rear garden.

On the First Floor

Landing

With loft access hatch and a built-in storage cupboard.

Bedroom One

13'3 x 10'4 (4.04m x 3.15m)
A good sized rear facing double bedroom.

Bedroom Two

10'4 x 10'2 (3.15m x 3.10m)
A front facing double bedroom.

Bedroom Three

11'5 x 7'10 (3.48m x 2.39m)
A good sized single bedroom with window overlooking the rear of the property.

Family Bathroom

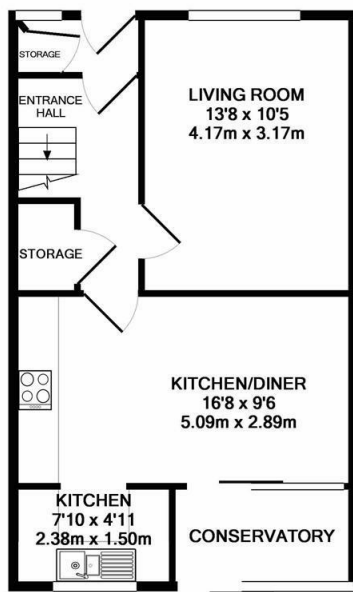
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and low flush WC.
Vinyl flooring.

Outside

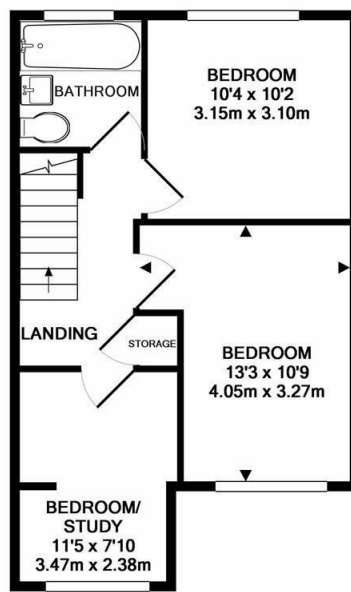
To the front of the property there is a low maintenance plum slate garden with paved path leading up to the front entrance door, together with a planted border.

To the rear of the property there is an enclosed garden consisting of a paved patio and lawn with fenced boundaries. A gate to the rear gives access to a communal car park.





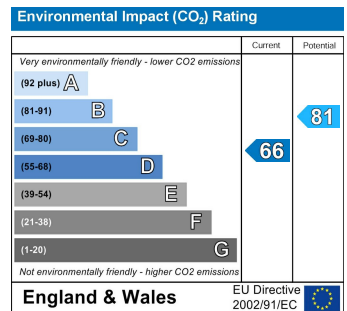
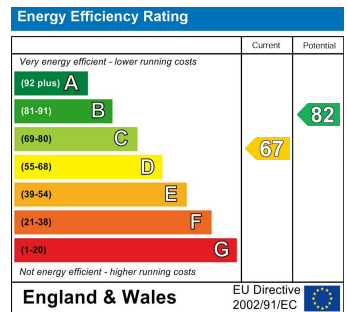
GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 892 SQ.FT. (82.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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